



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue
Wednesday, January 20, 2016
DECISIONS 6:00 P.M. followed by New HEARINGS

Previously Opened Cases that are Requesting a Continuance

15 Dane Ave: (Case #ZBA 2015-97)	
Applicant:	Lynette Tsiang
Property Owner:	Lynette Tsiang
Agent:	Eric Parkes
Legal Notice:	Applicant and Owner Lynette Tsiang seeks a special permit to modify a nonconforming structure by demolishing a previous rear addition, and adding a single-story addition in the rear and side yards. Zone RB. Ward 2.
Date(s) of Hearing(s):	11/18, 12/9/15, 1/6, 1/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on December 9, 2015 to continue the application to January 20, 2016.
Current Status:	The Applicant will submit a written request to continue the application to February 3, 2016.

88 Dover St: (Case #ZBA 2015-82)	
Applicant:	Sing Cheung
Property Owner:	Mui Sin Chow & Nam Cheung
Agent:	Adam Dash, Esq.
Legal Notice:	Applicant, Sing Cheung, seeks a Special Permit per SZO §4.4.1 to substantially alter an existing, non-conforming 2-family building to construct a 3-family structure. Applicant seeks a Special Permit per SZO §9.13 for relief from parking space dimensions. Ward 6.
Date(s) of Hearing(s):	11/18, 12/9/15, 1/6, 1/20
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on December 9, 2015 to continue the application to January 20, 2016.
Current Status:	The Applicant will submit a written request to continue the application to February 17, 2016.

12 Beacon Place: (Case #ZBA 2015-81)	
Applicant:	Anthony Faca & Ryan Hunt
Property Owner:	Kathleen M. Connors
Agent:	Richard G. Di Girolamo
Legal Notice:	Applicants Anthony Fava & Ryan Hunt, and Owner Kathleen M. Connors, seek a special permit to modify a nonconforming structure, and add a second principal structure under SZO §7.2. by adding a two unit structure in the side yard. A variance is also required for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	10/21, 11/4, 11/18, 12/9/15, 1/6, 1/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on December 9, 2015 to continue the application to January 6, 2016.
Current Status:	The Applicant will submit a written request to continue the application to February 3, 2016.

14 Oak St: (Case #ZBA 2015-62)	
Applicant:	Dan Spinosa
Property Owner:	Jennifer Spinosa
Agent:	N/A
Legal Notice:	Applicant, Dan Spinosa, seeks a Special Permit per SZO §4.4.1 to construct decks on the second and third stories within the rear yard setback. RB zone. Ward 2.
Date(s) of Hearing(s):	11/18, 12/9/15, 1/6, 1/20
Staff Recommendation:	Recommends denial.
ZBA Action:	Voted on December 9, 2015 to continue the application to January 6, 2016.
Current Status:	The Applicant will submit a written request to continue the application to March 2, 2016.

231 Lowell St: (Case #ZBA 2013-79)	
Applicant:	231 Lowell Street, LLC
Property Owner:	231 Lowell Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, 231 Lowell Street, LLC, seeks a Special Permit with Site Plan Review to construct 3 buildings on the site with a total of 22 dwelling units, 2 commercial spaces, with 31 parking spaces and 26 bicycle spaces per SZO §5.2, §7.2, §7.3, §7.11.1.c. and §13.5 for additional affordable housing units. The project includes a Special Permit to alter a nonconforming structure per SZO §4.4.1. A Variance is sought for the number of parking spaces SZO §9.5. RC & RA zones. Ward 5.
Date(s) of Hearing(s):	12/9/15, 1/6, 1/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on December 9, 2015 to continue the application to January 6, 2016.
Current Status:	The Applicant will submit a written request to continue the application to February 3, 2016.

378 Highland Ave: (Case #ZBA 2015-105)	
Applicant:	Christos Poutahidis
Property Owner:	Christos Poutahidis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Christos Poutahidis Management, LLC seek a Special Permit to change uses from a bakery to a fast food restaurant, and a special permit to modify parking requirements NB Zone, Ward 6.
Date(s) of Hearing(s):	1/6, 1/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	None at this time.
Current Status:	The Applicant will submit a written request to continue the application to February 3, 2016.

Previously Opened Cases that Will be Heard

103 Kidder Avenue: (Case #ZBA 2015-92)	
Applicant:	KTA Construction, LLC
Property Owner:	KTA Construction, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, KTA Construction, LLC, seek a Special Permit under SZO §4.4.1 to alter a nonconforming two-family to add dormers and inc the floor area ratio. RA zone. Ward 6.
Date(s) of Hearing(s):	11/4, 11/18, 12/9/15, 1/6, 1/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	Voted on December 9, 2015 to continue the application to January 6, 2016.
Current Status:	Will be heard on January 20, 2016.

17-21 Village St: (Case # ZBA 2013-53-R1-11/2015)	
Applicant:	Village People Realty Trust
Property Owner:	Village People Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Village People Realty Trust, seek a Revision to Special Permit with Site Plan Review, case ZBA 2013-53 to alter rear patios and fenestration under SZO 5.3.8. The original approval was under SZO §7.11.1.c to establish 7 residential units. RC Zone. Ward 2.
Date(s) of Hearing(s):	12/9/15, 1/6, 1/20
Staff Recommendation:	Recommends conditional approval
ZBA Action:	Voted on December 9, 2015 to continue the application to January 6, 2016.
Current Status:	Will be heard on January 20, 2016.

New Cases that will be Opened and Heard

35 Cutter Street: (Case #ZBA 2013-85-R1-12/2015)	
Applicant:	Boston XUZ, LLC
Property Owner:	Boston XUZ, LLC
Agent:	
Legal Notice:	Applicant and Owner, Boston XUZ, LLC, seeks a revision to Special Permit (ZBA 2013-85) under SZO §5.3.8 in order to modify the number of dwelling units and make minor modifications to the design as specified in the Order of Remand from the Massachusetts Land Court. The original proposal was to substantially alter a nonconforming structure under §4.4.1 and construct a three-family dwelling with nonconforming front and right side yards. Five parking spaces will be located in a garage. Zone RB. Ward 1.
Date(s) of Hearing(s):	1/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 20, 2016.

701 Broadway (Case #ZBA 2015-58)	
Applicant:	Bell Atlantic Mobile of Massachusetts Corp, Ltd.
Property Owner:	
Agent:	Daniel D. Klasnick, Esq.
Legal Notice:	Applicant, Bell Atlantic Mobile of Massachusetts Corporation, Ltd., d/b/a Verizon Wireless, represented by its agent, Attorney Daniel D. Klasnick, seeks a Special Permit (SZO §7.11.15.3 and SZO §14) for a telecommunications facility and a Variance (SZO §3.2.2.c Section 6 C) to install a wireless communication structure . NB District. Ward 5.
Date(s) of Hearing(s):	1/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 20, 2016.

278-280 Elm Street (Case #ZBA 2015-106)	
Applicant:	NLP 280 Elm Street Davis Square, LLC
Property Owner:	Urban Equity Development Company
Agent:	
Legal Notice:	Applicant, NLP 280 Elm Street Davis Square, LLC, and Owner, Urban Equity Development Company, seek a Special Permit with Design Review to establish a fast order food establishment under SZO §7.11.2.1.a and a Special Permit to not provide required parking per §9.5 & 9.13a. CBD zone. Ward 6.
Date(s) of Hearing(s):	1/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 20, 2016.

1157-1161 Broadway (Case #ZBA 2015-109)	
Applicant:	Devon S. Trevelyan
Property Owner:	Dionysos Realty Trust
Agent:	
Legal Notice:	Applicant Devon S. Trevelyan, and Owner Dionysos Realty Trust, seek a special permit to convert from a Business Services Use, to an establishment for the sale and playing of board games, that will also serve food and drinks, and for parking relief. NB zone. Ward 6.
Date(s) of Hearing(s):	1/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 20, 2016.

221 Highland Avenue (Case #ZBA 2015-111)	
Applicant:	Adrian M.K. Hartline
Property Owner:	
Agent:	
Legal Notice:	Applicant, Adrian M.K. Hartline, a.k.a Adrian Kucera-Hartline, seeks a Special Permit per SZO §4.4.1 to alter a non-conforming structure by constructing a dormer within the left side yard setback, RC zone. Ward 5.
Date(s) of Hearing(s):	1/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 20, 2016.

226 Pearl Street (Case #ZBA 2015-112)	
Applicant:	John Tagiuri, Trustee
Property Owner:	226 Pearl Street Realty Trust
Agent:	
Legal Notice:	Applicant and Owner, John Tagiuri, Trustee of the 226 Pearl Street Realty Trust, seeks to add 1 residential unit and 3 artist studio spaces to the existing nonconforming building, which requires a Special Permit to alter the nonconforming lot area per dwelling unit and FAR nonconformities under SZO §4.4.1. The basement space would be changing from storage/woodshop to Artist Studio Space under §7.11.6.8, 4.5.1 & 4.5.3. A Special Permit to not provide required parking per §9.5 & 9.13a. BA zone. Ward 1.
Date(s) of Hearing(s):	1/20
Staff Recommendation:	Recommends conditional approval.
ZBA Action:	---
Current Status:	Will be heard on January 20, 2016.

Other Business

Adoption of Minutes

2007 – 6/20, 7/11

2013 – 1/9, 1/23, 2/6, 2/20, 3/20, 4/3, 5/1, 5/15, 6/5, 6/19, 7/10, 8/7, 8/21, 9/4, 9/18, 10/2, 10/16, 11/6, 11/20, 12/11

2015 – 1/7, 2/4, 3/4, 5/6, 6/24, 7/15, 8/19, 9/2, 9/16, 10/7, 10/21, 11/4, 12/9